

UNIT 7, DARNLEY ROAD, E9

647 SQ FT
AUTHENTIC WAREHOUSE OFFICE
SPACE
HACKNEY, E9



alpha **alpha**
For children between 3 months and 5 years
Tel: 0161 942 2100
Email: bookings@alphachildren.com

DESCRIPTION

The former Button Factory in Hackney has been recently renovated by Fentiman Design and Orsinibrewen Architects. This 2nd floor unit within this characterful building presents a space that benefits from an open plan space with superb ceiling heights, exposed services, excellent natural light and a passenger lift.

This studio should be of strong interest to a range of artists, designers and creative industries.

AMENITIES



24 HOUR ACCESS



LIFT



SHOWERS



EXCELLENT
TRANSPORT LINKS



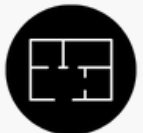
EXPOSED
SERVICES



EXCELLENT
NATURAL LIGHT



EXPOSED
BRICKWORK



OPEN PLAN

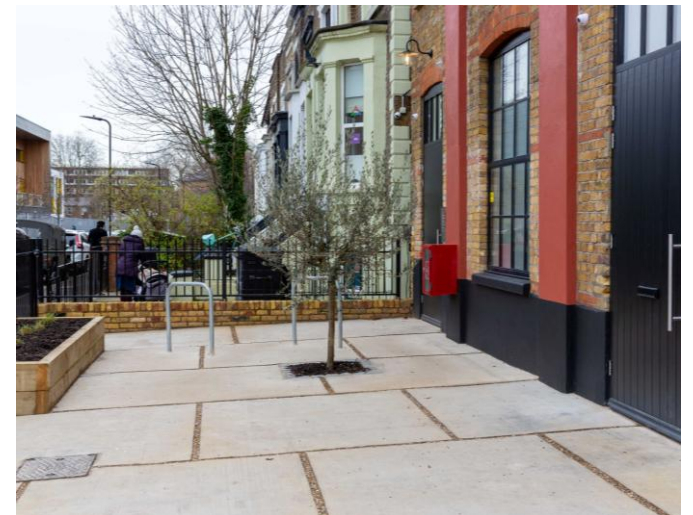


WAREHOUSE
STYLE FEATURES

AUTHENTIC WAREHOUSE OFFICE SPACE



BELCOR



TRANSPORT

London Fields – 5 mins



Hackney Central – 6 mins

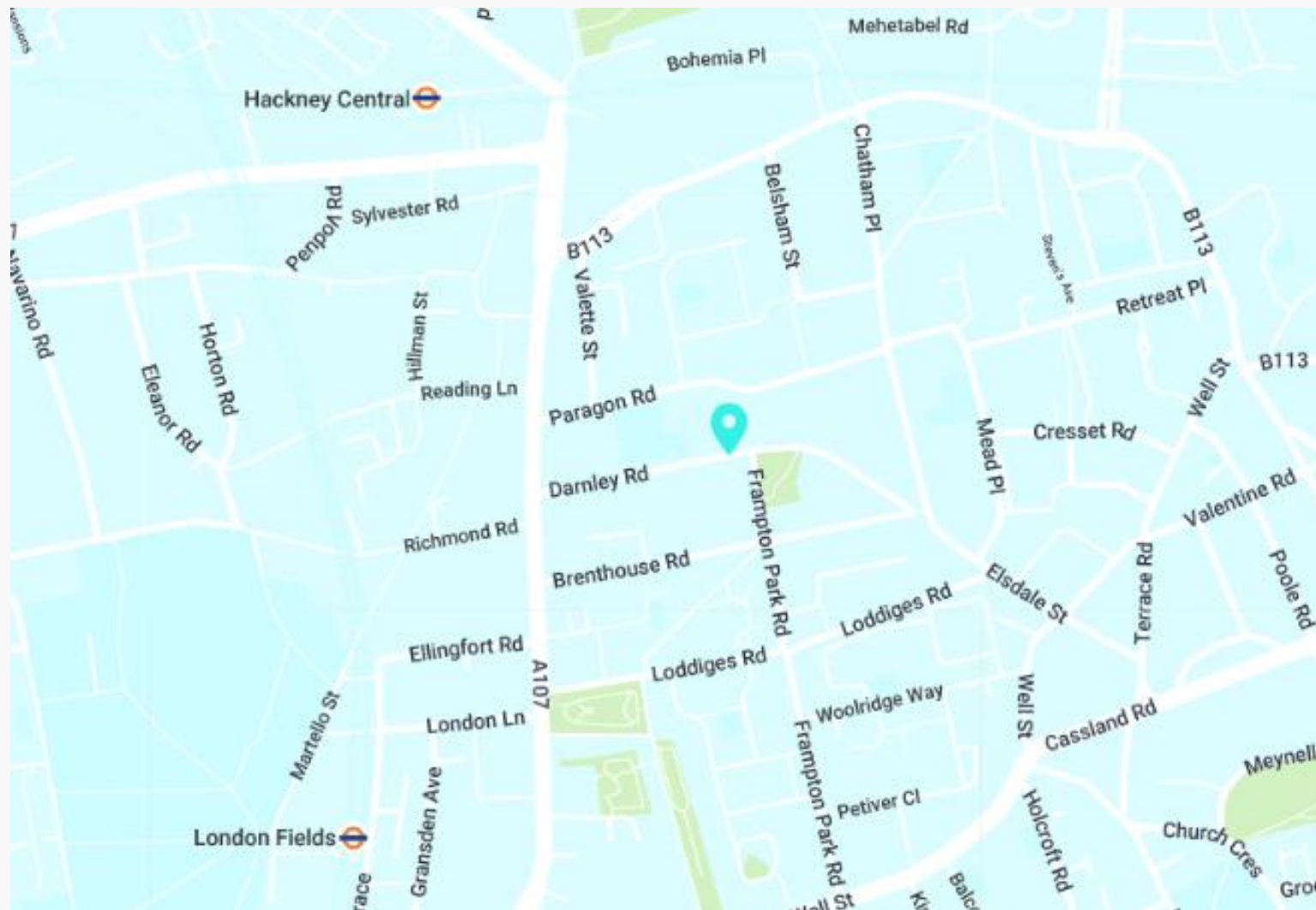


AREA

Darnley Road is located a short walking distance from London Fields Park & Broadway Market's most popular amenities meaning there a range of independent cafes, bars, restaurants and shops nearby.

Situated moments from London Fields Park and the overground station, the unit offers great connectivity to a vast range of transport hubs linking to The City and Central London.

LOCATION



AVAILABILITY

UNIT	SIZE (PSF)	STATUS	RENT (PCM)	RATES (PSF)	SERVICE CHARGE (PCM)	TOTAL (PCM)
7	647	UNDER OFFER	£2,250	Refer To Agents	£420.00	£2,670

LEASE

A new lease to be contracted outside the Landlord and Tenant Act.

TIMING

Available immediately

CONTENT

View on our website



RATES

The rates given are a guide and Interested parties should make their own enquiries with the local authority.

VAT

VAT is not applicable

VIEWINGS VIA SOLE AGENTS

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